



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2308349  
**Applicant Name:** Brittani Ard  
**Address of Proposal:** 2243 NW 63<sup>rd</sup> Street

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one parcel into two unit lots. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not on each unit lot. The construction of the new duplex townhouse has been reviewed and approved under Project #2307495 (Permit #739117).

The following approval is required:

**Short Subdivision** – to subdivide one existing parcel into two unit lots.  
(Seattle Municipal Code Chapter 23.24)

**BACKGROUND DATA**

Zoning: LDT  
Date of Site Visit: NA  
Uses on Site: Single Family Residential

**Substantive Site and Vicinity Characteristics:** The proposal site is relatively flat and it is the fourth lot east of 24<sup>th</sup> Avenue NW at the south side of NW 63<sup>rd</sup> Street. Directly to the north across NW 63<sup>rd</sup> Street, development is a mixture of single family houses, duplexes, triplexes and apartments. To the east of the site are mostly single family houses and duplexes, and to the south

a mix duplexes and triplexes are dominant. Directly to the west and extending beyond 24<sup>th</sup> Avenue NW, the development is mostly multifamily apartments with some small retail businesses which are common in a L3-RC zone.

All the streets within the immediate vicinity are improved to standards with paved roadway, concrete curbs, planting strips with street trees, and concrete sidewalks. The streets running north-south have gentle slopes.

### Public Comments

No comment letters received.

### ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivision in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees; and*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

### Summary - Short Subdivision:

Based upon the information provided by the applicant, the referral comments as appropriate from DPD, Fire Department (SFD), Water (SPU), Seattle City Light and Seattle Department of Transportation (SDOT), and the review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. NW 63<sup>rd</sup> Street is an existing street improved to City standards. Adequate vehicular access including access for emergency vehicles is provided. Adequate provisions for water supply, sanitary sewage disposal

and drainage control have been provided for each of the lot and service is assured subject to standard conditions governing utility extensions. The proposal site is not located in mapped environmentally critical area and no environmentally critical areas were observed on site, therefore SMC 25.09.240 is not applicable. The proposal site has no existing trees. However, the applicant elected to plant trees on site in accordance with the SMC 23.45.015 as depicted by the landscape plans with the approved building permit. The public use and interests are served by the proposal since all applicable criteria are met, and this proposal also creates the potential for additional housing opportunities in the City.

### **DECISION-SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements, conditions and/or requirements.

### **CONDITIONS-SHORT SUBDIVISION**

#### *Conditions of Approval Prior to Recording*

1. Comply with all applicable standard recording requirements and instructions.
2. Provide easement as required by City Light for electrical service to the proposed lots per Seattle City Light memorandum P.M. #250311-1-022. Show this easement on the face of the plat.

#### *Conditions of approval Following Recording*

1. The owner(s) and/or responsible party(s) shall attached a copy of the recorded short plat subdivision to all permit application plans for any application for a permit to demolish, construct, or change of use.

Signature: \_\_\_\_\_ Date: March 29, 2004  
Edgardo R Manlangit, Land Use Planner  
Department of Planning and Development  
Land Use Services

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